RECAPP Facility Evaluation Report

Calgary RCSSD #1

Don Bosco Elementary / Jr. High School

B2599A

Calgary

Report run on: March 7, 2007 8:29 AM

Facility Details

Building Name: Don Bosco Elementary / Jr.
Address: 13615 Deer Ridge Drive S.
Location: Calgary

Building Id: B2599A
Gross Area (sq. m): 6,160.32
Replacement Cost: $9,412,009
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford Limited
Evaluation Date: August 22 2006
Evaluator Name: Dave Burnes

Total Maintenance Events Next 5 years: **$834,500**
5 year Facility Condition Index (FCI): **8.87%**

General Summary:

The Don Bosco School, originally constructed in 1981, is a one storey masonry and steel framed structure (with a mechanical penthouse) incorporating a total floor area of 4246.8 m². Twenty relocatable classrooms have been added to the school over the past years (twelve at the southeast corner of the school and eight at the southwest corner) which provides an additional floor area of approximately 1800 m². The current total floor area of the school is thus approximately 6047 m².

The school incorporates kindergarten thru grade 9 and has a reported capacity of approximately 390 students.

Structural Summary:

Structural drawings were not available for review during the assessment, however, the school's foundations reportedly consist of cast-in-place concrete strip footings with concrete frost walls. The main floor of the school consists of a concrete slab-on-grade. The floor of the mechanical penthouse is a suspended concrete slab. The roofs and the penthouse floor are supported by perimeter and interior load-bearing concrete/masonry block walls.

The structural framing of the roof is comprised of metal decking supported by open-webbed steel joists spanning between load-bearing masonry block walls.

The wood-framed, relocatable classrooms are reportedly founded on timber cribs.

No major remedial work associated with the building structure of the original school or the relocatable classrooms was identified during the assessment.

The school's structural elements are in generally acceptable condition, overall.

Envelope Summary:

Exterior cladding on the original school consists mainly of clay brick. Prefinished, corrugated metal siding is also present on a portion of the north elevation, on the walls of the mechanical penthouse, as well as in several other locations around the school.

Exterior cladding for the relocatable classrooms mainly consists of vertical wood siding. Prefinished metal siding is installed on the upper portion of the walls.

Roofing for the flat roofs of the original school and for the relocatable classrooms consists of a modified bitumen membrane (SBS) assembly. The sloped portion of the mechanical penthouse roof is clad with prefinished metal roofing.

Metal doors set within metal frames form the entrances to the school. Windows are operable and non-operable, double-glazed, unsealed units set in painted aluminum frames (anodized aluminum frames in the relocatable classrooms).

Remedial work recommended includes repainting the wood siding, repair of a gap where the relocatable classrooms join to the southeast corner of the original school, and repair of the roofing for several relocatable classrooms. The remainder of the school's envelope and exterior components are in generally acceptable condition, overall.

Interior Summary:

The predominant floor finish in the original school is resilient sheet flooring. Carpeting is provided in the Library, Staff Lounge, the Music Room, and office/administration areas. Wood strip flooring is provided in the main gymnasium. Ceramic tile flooring is provided in the washrooms while quarry tile is provided in the entrance vestibules. The

predominant floor finish in the twenty relocatable classrooms is resilient sheet flooring, however, seven are finished with carpet.

The majority of the interior walls in the original school consist of painted gypsum board or painted masonry block. The majority of the walls in the relocatable classrooms are finished with a vinyl covering.

The majority of the school (including the relocatable classrooms) has a suspended acoustic panel, T-bar ceiling system. Interior doors in the school generally consist of wood doors (some with glazing inserts) set in painted metal frames.

Remedial work recommended includes replacement of the carpet flooring, installation of partition firestopping where deficient, repainting concrete floors, refinishing of the wood parquet floor in the Woodworking Room, and several modifications to provide a compliant "barrier-free" building. Other than these items, the school's interior components are in generally acceptable condition, overall.

Mechanical Summary:

Don Bosco Elementary/Junior High School was originally constructed in 1981. The majority of the domestic water, sanitary, and rain water drainage piping is original to the construction of the building. There are backflow prevention devices (BFPs) present on the fire protection riser, and the domestic water supply. There are 3 domestic water heaters, installed in 1981.

The building is heated by 10 Hydrotherm Multi-Temp hot water boilers. Heating distribution is through original piping to convectors, fan coils, and unit heaters. The hot water heating distribution system is reported to be original. Heating in the relocatables is either provided by the boilers, or by individual furnaces.

Bathrooms and kitchen areas throughout the building are equipped with independently operated roof-mounted exhaust fans. There is no air conditioning in the building. The HVAC controls are pneumatic and provide no energy management functions.

The building has a standpipe system complete with fire hoses for life safety.

The following are recommended actions for the next five years, including scheduled replacements:

- Replace domestic hot water heaters (3)

Overall the mechanical systems in the building are in acceptable condition.

Electrical Summary:

Don Bosco Elementary/Jr. High School was built in 1981. The building has an original 1200 Amp, 120/208 Volt, 3 Phase service which feeds lighting, power receptacles, and mechanical equipment in the building. The electrical sub-panels and wiring were installed at the time of construction and as required since then. Observed panels had spare capacity. All wiring observed was in conduit.

Interior lighting is provided by T-12 fluorescent technology throughout the building. The gymnasium also has HID lighting. Exterior lighting is provided by high pressure sodium wall mounted fixtures around the building. Emergency lighting is provided by battery packs located throughout the building.

The building has a Simplex 2001 fire alarm panel connected to the fire and life safety system. Detection in the building is by manual pull stations, smoke detectors and rate of rise temperature sensors.

The building has a remotely supervised Silent Knight security system, a phone system which is also used for public address, and a Bell fibreoptic internet service. Bells are reportedly controlled remotely, and there is not a clock system on site.

The following are recommended actions for the next five years, including scheduled replacements:

- Replace emergency lighting battery packs
- Replace fire alarm and detection
- Replace intrusion detection system
- Replace outdated telephone system

- Replace PA system

Overall the electrical systems in the building are in acceptable condition

Rating Guide	
Condition Rating	**Performance**
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL

A1010 Standard Foundations*

The foundation for the original school is reportedly comprised of concrete footings supporting concrete frost walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	FEB-07

A1030 Slab on Grade*

The floor in the original school consists of a concrete slab-on-grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	JAN-07

B1010.01 Floor Structural Frame*(Building Frame)

The structural framing for the original school building consists mainly of load-bearing concrete block walls. Structural steel framing is also used in several areas such as steel columns in the Library, steel roof beams in the Industrial Arts room, and a portion of the roof framing of the mechanical penthouse.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	FEB-07

B1010.02 Structural Interior Walls Supporting Floors (or Roof)*

Interior supporting walls in the school consist of load-bearing concrete block. The lower portion of the walls in the gymnasium and in the Industrial Arts area consist of standard concrete block and the upper portion consists of slotted, acoustical concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	JAN-07

B1010.03 Floor Decks, Slabs, and Toppings*

The mechanical penthouse floor consists of a suspended concrete slab.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	JAN-07

B1020.01 Roof Structural Frame*

The roof framing for the school consists of open-web steel joists supporting steel roof decking.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	FEB-07

B1020.04 Canopies*

Canopies over entrances are presumably conventionally reinforced concrete and/or wood frame construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

B1020.06 Roof Construction Fireproofing*

The perimeter steel roof beams in the mechanical penthouse are coated with a spray-on fireproofing material.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The predominant finish on the exterior walls of the original school is clay brick.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	75	JAN-07

B2010.01.06.03 Metal Siding**

Most of the north elevation of the original school is finished with prefinished, profiled, metal siding. This finish is also present for the upper portion of exterior walls in several locations along the perimeter of the school and for the exterior walls of the mechanical penthouse.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	FEB-07

B2010.01.11 Joint Sealers (caulking): Ext. Wall**

Sealant/caulking materials are installed in brick expansion joints and around openings in the exterior walls (such as windows, doors, louvers, etc) in the original school and in the relocatable classrooms. Lifecycle replacement cost is based on 425 lineal meters.

Rating	Installed	Design Life	Updated
2 - Poor	1981	20	JAN-07

Event: Replace caulking in the exterior walls

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$6,500	Low

Updated: FEB-07

B2010.01.99 Other Exterior Wall Skin*

Metal panels are located below the windows in the original school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

B2010.02.03 Masonry Units: Ext. Wall Const.*

Exterior back-up walls are generally comprised of load-bearing masonry block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	JAN-07

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation*

Architectural drawings were not reviewed as part of the school assessment and the internal construction of the exterior wall assembly was not readily visible during the assessment, however, it is assumed that the exterior wall assemblies of the original school and the relocatable classrooms contain a vapor retarder membrane and insulation. The type and extent of these materials is unknown. It is unlikely that an air barrier membrane was installed in the exterior walls of the original school or the relocatable classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Several louvers, vents, etc. are situated in the exterior walls in various locations around the school including the north elevation of the mechanical penthouse.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

B2010.09 Exterior Soffits*

Soffits consist of vented, prefinished metal panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

B2020.01.01.02 Aluminum Windows (Glass & Frame)**

The exterior windows for the original school are mainly comprised of operable, double-glazed, sealed units set in painted aluminum frames. Metal blinds are positioned internally between the glazing panels. The windows were originally glazed with Lexan panels but most of the Lexan was reportedly replaced in 1985 with regular glass panels. However, there are still a number of Lexan panels remaining.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	FEB-07

B2030.01 Exterior Entrance Doors**

The exterior entrances in the original school are comprised of painted metal doors with glazing inserts set in painted metal frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	FEB-07

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)**

The roofing over the original school consists of a modified bitumen membrane (SBS) assembly.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	FEB-07

B3010.07 Sheet Metal Roofing**

The sloped portion of the mechanical penthouse roof is clad with prefinished, corrugated metal roofing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior fixed partitions within the original school are comprised of painted concrete block walls and painted gypsum board walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

C1010.02 Interior Demountable Partitions*

Demountable partitions are located in the majority of the classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

C1010.03 Interior Operable Folding Panel Partitions**

An operable, folding panel partition is located in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

C1010.05 Interior Windows*

Interior windows, consisting of single-glazed units set in painted metal frames, are located in the Library, Main Lobby, and the Administration areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

C1010.07 Interior Partition Firestopping*

Interior partition firestopping is generally installed around conduit and piping penetrations in firewalls and service rooms.

Rating	Installed	Design Life	Updated
2 - Poor	1981	50	JAN-07

Event: Repair Firestopping in Interior Partitions

Concern:
Firewall penetrations (i.e. piping, electrical conduit, etc.) in several areas were lacking required firestopping.

Recommendation:
Seal or repair the voids and gaps as necessary to provide a proper firestopping barrier.

Consequences of Deferral:
Potential accelerated migration of smoke or flame in the event of a fire emergency.

Type	Year	Cost	Priority
Code Repair	2007	$3,000	High

Updated: JAN-07

C1020.01 Interior Swinging Doors**

The majority of the interior swinging doors consist of painted wood set in painted metal frames and are located in classrooms, closets, storage rooms, offices, etc.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

C1020.03 Interior Fire Doors*

Interior fire doors consist of double and single, painted, hollow metal doors set in painted metal frames and are located in corridors, utility rooms, etc.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

C1030.01 Visual Display Boards**

Visual display boards in the original school consist of white boards, black boards, and tack boards which are located in the classrooms and in some corridors (the equivalent of 18 classrooms).

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	FEB-07

Event: Replace Whiteboards & Blackboards in the Original School

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$13,000	Low

Updated: JAN-07

C1030.02 Fabricated Compartments(Toilets/Showers)**

Pre-finished metal partitions are located in the washrooms of the school to separate the toilet stalls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

C1030.06 Handrails*

A painted, steel pipe handrail is located in the stairway to the mechanical penthouse.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

C1030.08 Interior Identifying Devices*

Room number and teacher identification labels are mounted on the doors of classrooms, shops, offices, etc.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

C1030.10 Lockers**

Pre-finished, full height, metal lockers are located in the corridors of the southeast portion of the school and prefinished, metal, box lockers are located in the change rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

C1030.12 Storage Shelving*

Metal storage shelving is located in the corridors in the relocatable classroom areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard washroom hardware is located in the washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

C2010 Stair Construction*

Cast-in-place, painted, concrete stairs provide access to the mechanical penthouse.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	100	JAN-07

C3010.06 Tile Wall Finishes**

Washroom wall areas around the urinals are finished with ceramic tile.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

C3010.09 Acoustical Wall Treatment**

Fabric-coated acoustical wall panels are located on the upper portion of the Music Room walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

Event: Replace the Acoustical Wall Treatment in the Music Room

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$2,000	Low

Updated: JAN-07

C3010.11 Interior Wall Painting**

A paint finish has been applied to all interior walls (except for the demountable partitions) (approximate wall area of 3225 m²).

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	10	JAN-07

Event: Replace Interior Wall Paint

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$140,000	Low

Updated: JAN-07

C3010.12 Wall Coverings** - Original School

The demountable partitions in the original school are clad with a vinyl finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	15	JAN-07

Event: Replace Vinyl Covering on the Demountable Partitions

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$13,000	Low

Updated: JAN-07

C3020.01.02 Paint Concrete Floor Finishes**

The concrete floors in the utility rooms, a portion of the Industrial Arts area, and in the mechanical penthouse have received a paint finish.

Rating	Installed	Design Life	Updated
2 - Poor	1981	10	JAN-07

Event: Replace Painted Concrete Floor Finishes

Concern:
The paint finish on the concrete floors is worn and aged.

Recommendation:
Re-paint concrete floors. Replacement cost is based on an approximate floor area of 200 m².

Consequences of Deferral:
Loss of ease of cleaning and loss of aesthetics.

Type	Year	Cost	Priority
Failure Replacement	2007	$7,500	High

Updated: JAN-07

C3020.02.01 Ceramic Tile

The washroom floors are finished with ceramic tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

C3020.02.02 Quarry Tile

The entrance vestibules are finished with quarry tile.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

C3020.04.01 Wood Strip Flooring

The gymnasium floor was refinished in 2006.

Rating	Installed	Design Life	Updated
5 - Good	2006	30	JAN-07

C3020.04.03 Wood Parquet Flooring

The Woodworking Room in the Industrial Arts area has wood parquet flooring.

Rating	Installed	Design Life	Updated
2 - Poor	1981	30	JAN-07

Event: Repair theWood Parquet Flooring in the Woodshop

Concern:
The finish on the wood parquet flooring is worn and aged in appearance.

Recommendation:
Refinish wood parquet flooring. Replacement cost is based on an approximate floor area of 45 m².

Consequences of Deferral:
Accelerated deterioration of floor, loss of ease of cleaning, and loss of aesthetics.

Type	Year	Cost	Priority
Repair	2007	$8,500	High

Updated: JAN-07

C3020.07.01 Resilient Tile Flooring

Resilient tile flooring is installed in a portion of the Industrial Arts area, a portion of the administration area, the Computer Room, and the Science Rooms. Replacement cost is based on an approximate floor area of 580 m².

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

Event: Replace Resilient Tile Flooring

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$25,000	Low

Updated: JAN-07

C3020.07.02 Resilient Sheet Flooring

Sheet resilient flooring is installed in the corridors, a portion of the Staff Lounge, the Main Lobby, and in most classrooms. Replacement cost is based on an approximate floor area of 1700 m².

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	FEB-07

Event: Replace the Sheet Resilient Flooring in the Original School

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$70,000	Low

Updated: JAN-07

C3020.08 Carpet Flooring**

Carpet flooring is installed in a portion of the Staff Lounge, the Administration area, the Library, and the Music Room.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	15	FEB-07

Event: Replace the Carpet in the Original School

Concern:
The carpet is worn in many areas and shows signs of aging (bare spots, frayed seams, areas of lifting, etc.).

Recommendation:
Replace carpet. Replacement cost is based on an approximate floor area of 435 m².

Consequences of Deferral:
Loss of aesthetics and potential tripping hazards.

Type	Year	Cost	Priority
Failure Replacement	2007	$30,000	High

Updated: JAN-07

C3020.11 Floor Painting

The sport lines on the gymnasium floor were refinished in 2006.

Rating	Installed	Design Life	Updated
5 - Good	2006	5	JAN-07

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)**

Suspended T-Bar ceilings with acoustic tiles are located throughout the majority of the school, including the corridors and classrooms. Replacement cost is based on an approximate ceiling area of 3275 m².

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	FEB-07

Event: Replace the T-Bar Ceiling in the Original School

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$130,000	Low

Updated: JAN-07

C3030.07 Interior Ceiling Painting**

A paint finish has been applied to gypsum board ceilings which are mainly located in utility rooms and closets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	20	JAN-07

C3030.09 Other Ceiling Finishes*

A prefinished, profiled metal ceiling is installed in the main lobby area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

S4 MECHANICAL

D2010.01 Water Closets**

There are approximately 30 tankless vitreous china water closets throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	35	JAN-07

D2010.02 Urinals**

There are approximately 10 floor-mounted vitreous china urinals throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	35	JAN-07

D2010.03 Lavatories**

There are approximately 23 vitreous china lavatories located throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	35	JAN-07

D2010.04 Sinks**

There are approximately 20 sinks located throughout the building. Sinks in classrooms and staff rooms are generally stainless steel, and sinks in janitorial areas are enameled steel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D2010.05 Showers**

There are approximately 10 showers throughout the school. Showers are either acrylic single-user stalls, or metal partitioned with tile flooring.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D2010.08 Drinking Fountains / Coolers**

There are approximately 6 stainless steel drinking fountains located throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	35	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic piping is copper throughout the building, and original to construction or added as required.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention devices are installed on the fire suppression system and the domestic water supply.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	20	JAN-07

D2020.02.06 Domestic Water Heaters**

Domestic hot water is provided by 3 natural gas fired JetGlas tanks, each having a heating capacity of 216 MBH and a volume of 315 L.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

Event: Replace water heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: JAN-07

D2030.01 Waste and Vent Piping*

Waste and vent piping is reportedly cast iron and original to construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

D2040.01 Rain Water Drainage Piping Systems*

Rain water piping is reportedly cast iron and original to construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

D2040.02.04 Roof Drains**

The roof incorporates roof drains which are each fitted with gravel/debris strainers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

D3010.02 Gas Supply Systems*

Natural gas is supplied above grade to the building on the southwest side adjacent to the west entrance. Natural gas feeds the boilers, and hot water heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	60	JAN-07

D3020.02.01 Heating Boilers and Accessories: H.W.**

Heating for the building is provided by 10 Hydrotherm Multi-Temp boilers, approximately five having a heating capacity of 540 MBH and five of 810 MBH.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	35	JAN-07

D3040.01.01 Air Handling Units: Air Distribution**

The main building (including gymnasium) air handling system consists of three indoor Trane units. Each unit contains heating coils and a pan humidification system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution** (I.A.)

Make-up air for the Industrial Arts room is provided by a roof mounted unit (of unknown capacity and manufacturer).

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D3040.03.01 Hot Water Distribution Systems**

Hot water from the boilers is distributed to convectors, fan coils and unit heaters throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

D3040.04.01 Fans: Exhaust**

General building exhaust (including washroom and kitchen areas) is provided by a variety of roof mounted exhaust fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D3040.05 Heat Exchangers**

A glycol - hot water heat exchanger is used to provide heating water to the rooftop units, and is located in the boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D3050.05.01 Convectors**

Primary heating for classrooms, offices, and the gymnasium is provided by wall mounted convection heaters connected to the hot water system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

D3050.05.02 Fan Coil Units**

Fan coil units connected to the hot water distribution system provide heating to building entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D3050.05.06 Unit Heaters**

Auxiliary spaces, including the boiler room, are heated by unit heaters connected to the hot water supply.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D3060.02.02 Pneumatic Controls**

The building has a pneumatic control system manufactured by Johnson Controls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	40	JAN-07

D4020 Standpipes*

Standpipes risers are reportedly steel and are original to the construction of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	60	JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Standpipes are connected to hose cabinets, which also contain emergency hand pumps. Fire extinguishers are also located throughout the building and the relocatables.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

S5 ELECTRICAL

D5010.03 Main Electrical Switchboards (Main Distribution)**

The main electrical service is 1200 Amps, 120/208 Volts, 3 Phase, and is located in the electrical room adjacent the southwest entrance.

Rating	Installed	Design Life	Updated
5 - Good	1981	40	JAN-07

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)**

Electrical sub-panels throughout the building are generally original, and have some spare capacity.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D5010.07.02 Motor Starters and Accessories**

Westinghouse motor starters are provided for fans and pumps in the building, including humidifiers and dust collectors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D5020.01 Electrical Branch Wiring*

The building wiring is generally original, with new circuits added as required. All wiring observed was in conduit.

Rating	Installed	Design Life	Updated
5 - Good	1981	50	JAN-07

D5020.02.02.02 Interior Florescent Fixtures**

The majority of interior lighting is provided by fluorescent fixtures using T12 technology.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D5020.02.02.05 Other Interior Fixtures*

The gymnasium is lit with high intensity discharge (HID) fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Building emergency lighting is provided battery packs and remote heads.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

Event: Replace the emergency lighting battery packs

Concern:
Cost estimate based on replacing 10 units.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: JAN-07

D5020.02.03.03 Exit Signs*

The building is equipped with illuminated Exit signs, installed at the time of construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior lighting adjacent to the building is provided by High Pressure Sodium wall-mounted fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

D5030.01 Detection and Fire Alarm**

The building has manual pull stations, 'rate of rise' temperature sensors, and smoke detectors connected to a monitored Simplex 2001 fire alarm panel which controls fire alarm bells throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

Event: Replace detection and fire alarm

Concern:
Cost based on replacing alarm panel, alarm bells, heat detectors, smoke detectors and pull stations.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: JAN-07

D5030.02.02 Intrusion Detection**

The building is equipped with a Silent Knight remotely supervised security system, which is connected to motion detectors throughout the corridors and computer room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

Event: Replace intrusion detection system

Concern:
Cost based on replacing motion detectors and the security system panel.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: JAN-07

D5030.04.01 Telephone Systems**

The building is equipped with a Tie Mod Key 16 telephone system, original to construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

Event: Replace telephone system

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: JAN-07

D5030.04.04 Data Systems**

The building is equipped with a Bell fiber optic data system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	25	JAN-07

D5030.05 Public Address and Music Systems**

The public address system is a Multi - Vox and is original to construction of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	JAN-07

Event: Replace PA system

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.03 Food Service Equipment*

The kitchen area of the Staff Lounge contains an oven/stove unit, a fridge, a freezer unit, a dishwasher, microwaves, and other miscellaneous minor electrical appliances. A fridge and a stove are also located in the kitchen area located near the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

E1090.04 Residential Equipment*

Fridges, stoves, microwave ovens, sewing machines, etc are located in the Home Economics room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	25	JAN-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

The gymnasium contains two wall-mounted basketball hoops and climbing/gymnastics equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	15	JAN-07

E2010.02 Fixed Casework**

Fixed wooden casework with laminated or painted finishes are typically installed in each classroom and shop area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	35	JAN-07

E2010.03.01 Blinds**

Metal slat, operable blinds are located between the glazing panels of the exterior windows of the original school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	FEB-07

E2010.03.06 Curtains and Drapes**

Curtains are installed over all exterior windows in the original school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	FEB-07

E2020 Moveable Furnishings*

Moveable desks, chairs, and tables are located in all classrooms, shops, and office areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	20	FEB-07

F1010.02.04 Portable and Mobile Buildings*

The construction dates for the classrooms vary between 1981 to 2004.
The foundations are reportedly comprised of timber cribs.
The floors are constructed of wood framing.
The roofs consists of wood joists/trusses and wood sheathing.
The upper portion of the exterior walls consists of prefinished metal siding. The age of the metal siding varies with the construction date of the classrooms.
The lower portion of the exterior walls are clad with vertical wood siding. A paint finish has been applied to the wood siding.
Exterior windows are comprised of two operable, unsealed, glazing panels set within anodized aluminum frames. The exteriors of the windows are covered by protective steel mesh grills.
The exterior entrances are comprised of painted metal doors set in painted metal frames.
The roofing consists of modified bitumen membrane (SBS) assemblies. There are reported to be eight relocatable classrooms constructed prior to 1986 with a roof area of approximately 720 m².
Visual display boards consist of black boards and tack boards which are located in the classrooms and in some corridors.
Replacement cost is based on the equivalent of 14 classrooms.
The majority of the walls are clad with a vinyl finish. Replacement cost is based on an approximate wall area of 345 m².
Sheet resilient flooring is installed in approximately 10% of each relocatable classroom located on the southwest side of the school; over the complete floor in all of the relocatable classrooms on the southeast side of the school; and in the corridors. Replacement cost is based on an approximate floor area of 1,150 m².
Carpet covers approximately 90% of the floor area in seven of the eight relocatable classrooms situated at the southwest corner of the school.
Suspended T-Bar ceilings with acoustic tiles are installed in 16 out of the 20 relocatable classrooms. Replacement cost for ceiling systems in eight of the classrooms is based on an approximate ceiling area of 1,440 m².
The ceilings in four of the relocatable classrooms consist of vinyl coated panels.
The majority of furnaces were originally Palm Aire, but were upgraded in 1999 to either Carrier, or Lennox units.
Fire extinguishers are located throughout the relocatables.
Curtains are installed over the exterior windows.
Moveable desks, chairs, and tables are located in all classrooms.
Wood-framed stairs (with steel grate treads) provide ingress/egress to each of the relocatable classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-07

Event: Repaint or stain exterior walls

Concern:
The paint finish on the relocatable classrooms is worn, peeling, cracked, etc.
Recommendation:
Refinish wood siding.
Consequences of Deferral:
Accelerated deterioration of wood siding and loss of aesthetics.

Type	Year	Cost	Priority
Failure Replacement	2008	$20,000	Medium

Updated: FEB-07

Event: Repair SBS Roofing

Concern:
Several of the roofs of the relocatable classrooms constructed prior to 1986 exhibited signs of aging and potential for leakage.
Recommendation:
Repair roof leaks as required.
Consequences of Deferral:
Accelerated deterioration of roofing, roof construction, and

interior finishes.

Type	Year	Cost	Priority
Repair	2008	$2,000	Medium

Updated: FEB-07

Event: Repair caulking in the exterior walls

Concern:
At the location where the relocatable classrooms join the original school on the southeast side, the ceiling/roof joint is unsealed and open to the elements.
Recommendation:
Repair open joint.
Consequences of Deferral:
Accelerated deterioration of all materials in the vicinity of the joint including ceilings, roofs, walls, and floors.

Type	Year	Cost	Priority
Repair	2008	$1,000	Low

Updated: FEB-07

Event: Replace SBS Roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$50,000	Low

Updated: FEB-07

Event: Replace Whiteboards and blackboards

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: FEB-07

Event: Replace the T-Bar Ceilings

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$58,000	Low

Updated: FEB-07

Event: Replace the carpet

Concern:
The carpet is worn in many areas and shows signs of aging (bare spots, frayed seams, areas of lifting, etc.).
Recommendation:
Replace carpets.

Type	Year	Cost	Priority
Failure Replacement	2008	$40,000	High

Updated: FEB-07

Event: Replace the sheet resillient flooring

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$50,000	Low

Updated: FEB-07

Event: Replace vinyl wall finishes

Concern:
Replacement cost is based on an approximate wall area of 2,340 m2.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$90,000	Low

Updated: FEB-07

F2020.01 Asbestos*

Some suspected asbestos-containing materials existing in the school would be the piping insulation (at elbows, etc.) and drywall joint compound.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	0	JAN-07

F2020.02 PCBs*

No visible signs of staining around electrical equipment, which would indicate leaks possibly containing PCB's were observed during the site review.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	JAN-07

F2020.04 Mould*

No visible signs of suspected mold growth were observed during the site review.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	JAN-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

The parking lot contains a designated handicap drop-off area at its northwest corner (complete with signage and painted symbol). A low slope concrete sidewalk (with no steps) leads from this area to the entrance on the east side of the school. Therefore, there is a barrier-free route from the parking lot to the school entrance.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	JAN-07

Event: Create a handicapped accessible parking stall.

Concern:
Although there is a handicap drop-off zone in the parking lot, there is no actual handicap-designated parking stall.

Recommendation:
Designate a handicap parking stall complete with signage, painted symbol, and line painting.

Consequences of Deferral:
Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2007	$1,000	High

Updated: JAN-07

K4010.02 Barrier Free Entrances

All entrances to the school are manually-operated.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	JAN-07

Event: Add automatic door opening equipment to the main entrance

Concern:
The main entrance doors are not equipped with an automatic door opener.

Recommendation:
Install handicap-operable, automated door openers for the east entrance doors.

Consequences of Deferral:
Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2007	$3,000	Unassigned

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

Circulation within the interior of the school is essentially barrier-free.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	JAN-07

K4010.04 Barrier Free Washrooms

Partially compliant, barrier-free washrooms (one Boys and one Girls washroom) are located in the main lobby area near the gymnasium entrance. Additionally, there is one partially compliant toilet stall in each of the other main washrooms (both Boys and Girls) located in the southeast and southwest corners of the school.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	JAN-07

Event: Complete the creation of Barrier Free Washroom upgrades

Concern:

The washrooms are not fully compliant with current barrier-free code requirements. The deficiencies include a lack of handicap signage, the doors to the stalls in the two washrooms swing inwards instead of outwards, the grab bars mounted vertically on the side walls should be mounted horizontally on the wall behind the toilets, and the width of the stalls are not sufficient.

Recommendation:

Modify all Boys and Girls washrooms to fully comply with current barrier-free codes and standards.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2010	$2,000	Unassigned

Updated: JAN-07

RECAPP Facility Evaluation Report

Don Bosco School

S2599

Calgary

Report run on: March 7, 2007 9:13 AM

Facility Details

Building Name: Don Bosco School
Address:
Location: Calgary

Building Id: S2599
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford Limited
Evaluation Date: August 22 2006
Evaluator Name: Dave Burnes

Total Maintenance Events Next 5 years: **$165,000**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The Don Bosco School, originally constructed in 1981, is a one storey masonry structure (with a mechanical penthouse) incorporating a total floor area of 4246.8 m². Twenty relocatable classrooms have been added to the school over the past years (twelve at the southeast corner of the school and eight at the southwest corner).

The school is located in the northeast corner of a mainly rectangular shaped lot at 13615 Deer Ridge Drive SE in Calgary, AB. The property is bounded on the north by Canyon Meadows Drive SE, on the south by Deermont Way SE, on the east by Deer Ridge Drive SE, and on the west by Deerview Way SE.

An asphalt paved parking area is located on the southeast corner of the school and contains approximately 62 stalls. Soft landscaping (consisting of grassed areas, trees, hedges, etc.) surrounds the school on all sides. Asphalt paved sidewalks are situated along the north, east, and west sides of the original school. An asphalt paved basketball court is situated near the southeast corner of the school and an asphalt paved playground area is located on the south side of the school.

Major remedial work recommended includes regrading around the relocatable classrooms in order to create positive drainage and repair of cracks, spalls, etc in all the asphalt paved areas. Other than these items, site components were observed to be in a generally acceptable condition, overall.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S7 SITE

G1030 Site Earthwork (Site Grading)*

The property slopes gently downward from west to east.

Rating	Installed	Design Life	Updated
2 - Poor	1981	50	JAN-07

Event: Regrade the Site to create positive drainage

Concern:

The landscaping around the relocatable classrooms (located at the southeast and southwest corners of the school) slopes towards the units and thus surface water is directed under the units. A very strong musty odor was noted in the southeast units (the units farthest east) at the time of the site visit which indicates the potential for stagnant water sitting in surface pools under these units.

Recommendation:

Regrade the landscaping around all the relocatable classrooms to ensure positive drainage.

Consequences of Deferral:

Deterioration of the relocatable classrooms due to moisture infiltration and a potential for mould.

Type	Year	Cost	Priority
Repair	2007	$9,000	Unassigned

Updated: JAN-07

G2020.02.02 Flexible Paving Parking Lots(Asphalt)**

An asphalt paved parking lot (with a reported 62 parking stalls) is located on the southeast side of the school. Asphalt replacement cost is based on an approximate area of 1950 m².

Rating	Installed	Design Life	Updated
3 - Marginal	1981	10	JAN-07

Event: Repair the Asphalt Paved Parking Lot

Concern:
The asphalt pavement of the parking lot exhibits general longitudinal and transverse cracking with localized spalling and settlement.

Recommendation:
Repair cracks, spalls, settled areas of asphalt pavement.

Consequences of Deferral:
Accelerated deterioration of the asphalt pavement and its sub-base, loss of aesthetics, and potential tripping hazards.

Type	Year	Cost	Priority
Repair	2007	$2,000	High

Updated: JAN-07

Event: Replace the Asphalt Parking Lot

Concern:

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$62,000	Low

Updated: JAN-07

G2020.05 Parking Lot Curbs and Gutters*

Cast-in-place concrete curbs are located along the perimeter of the parking lot and its two entrances off Deer Ridge Drive.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

G2020.06.03 Parking Lot Signs*

Pole-mounted signs in the parking lot describe parking restrictions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

G2020.06.04 Pavement Markings*

Parking stalls are designated by standard yellow line painting.

Rating	Installed	Design Life	Updated
4 - Acceptable	2001	25	JAN-07

G2030.02.01 Gravel Pedestrian Surfacing*

Gravel surfaced areas are located on the far east side of the southeast relocatable classrooms and at the south side of the southwest relocatable classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	10	JAN-07

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt paved sidewalks are located on the north, east, and west sides of the original school. Sidewalk replacement cost is based on an approximate area of 450 m².

Rating	Installed	Design Life	Updated
3 - Marginal	1981	10	JAN-07

Event: Repair the Asphalt Pedestrian Pavement

Concern:
The asphalt paved sidewalks exhibited general longitudinal and transverse cracking with localized spalling and settlement.
Recommendation:
Repair cracks, spalls, and settled areas.
Consequences of Deferral:
Accelerated deterioration of the asphalt pavement and its sub-base, loss of aesthetics, and potential tripping hazards.

Type	Year	Cost	Priority
Repair	2007	$1,000	High

Updated: JAN-07

Event: Replacement the Asphalt Pedestrian Pavement

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: JAN-07

G2030.03 Pedestrian Unit Pavers**

Concrete unit pavers are located on the south side of the southwest relocatable classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	JAN-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Cast-in-place concrete pads are located in front of the exterior doors of the original school. Replacement cost is based on an approximate area of 100 m².

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	15	JAN-07

Event: Replace the Concrete Entrance Pads

Concern:

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: JAN-07

G2030.06 Exterior Steps and Ramps*

Sets of cast-in-place concrete stairs are located near the northeast and northwest corners of the original school. Sets of steel framed stairs are situated at the entrance doors on the east and west sides of the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	15	FEB-07

G2040.02 Fences and Gates**

Chainlink fencing is located around the perimeter of the parking lot, along the sidewalk on the northeast side of the original school, and along the north boundary of the property (Canyon Meadows Drive).

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

G2040.03 Athletic and Recreational Surfaces** - Basketball Court

An asphalt paved basketball court is located near the southeast corner of the school. Replacement cost is based on an approximate area of 465 m².

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

Event: Replace the Asphalt Surface of the Basketball Court

Concern:

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: JAN-07

G2040.03 Athletic and Recreational Surfaces** - Playground Area

An asphalt playground area is located on the south side of the school. Replacement cost is based on an approximate area of 1400 m².

Rating	Installed	Design Life	Updated
3 - Marginal	1981	25	JAN-07

Event: Repair the Asphalt Surface of the Playground Area

Concern:
The asphalt paved playground area exhibited general longitudinal and transverse cracking with localized spalling and settlement.

Recommendation:
Repair cracks, spalls, settled areas of asphalt pavement.

Consequences of Deferral:
Accelerated deterioration of the asphalt pavement and its sub-base, loss of aesthetics, and potential tripping hazards.

Type	Year	Cost	Priority
Repair	2007	$1,000	Unassigned

Updated: JAN-07

Event: Replace the Asphalt Surface of the Playground Area

Concern:

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$45,000	Low

Updated: JAN-07

G2040.05 Site and Street Furnishings*

Steel bicycle racks are located within the asphalt paved playground area on the south side of the school. Garbage bins are located within a masonry enclosure on east side of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	15	JAN-07

G2040.06 Exterior Signs*

The school's name is mounted on the north elevation of the original school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

G2040.08 Flagpoles*

A metal flagpole is located on the north side of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	30	JAN-07

G2040.11 Retaining Walls*

Two concrete retaining walls (approximately 1.0 meter high) are situated on the west side and the east sides of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

G2050.04 Lawns and Grasses*

Lawns/grassed areas are located on all four sides of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	15	JAN-07

G2050.05 Trees, Plants and Ground Covers*

Trees, bushes, shrubs, plants, etc are located on the north and west sides of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	10	JAN-07

G3010.02 Site Domestic Water Distribution*

Municipally-supplied domestic water enters the water room on the east side of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

G3020.01 Sanitary Sewage Collection*

Sanitary sewage from the school is piped to the municipal sanitary sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

G3030.01 Storm Water Collection*

Storm water is collected by catch basins in the parking lot area. Surface water on the roofs of the school is collected by internal roof drains that feed internal rainwater leaders. Both the catch basins and the rainwater leaders drain into the municipal storm sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

G3060.01 Gas Distribution*

Natural gas is supplied by local utility providers and enters the building in the gas meter room located on the east side of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

G4010.02 Electrical Power Distribution Lines*

Electricity for the building is supplied to the main electrical panel on the east side of the original school via underground conduit from a utility-owned transformer located near the northeast corner of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	50	JAN-07

G4010.04 Car Plugs-ins*

Electrical car plug-ins, mounted within precast concrete bollards, are provided along the east and west sides of the parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07

G4020.01 Area Lighting*

Lighting for the site is provided by wall-mounted fixtures on the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	25	JAN-07